

Florence, New Jersey 08518-2323
July 23, 2013

A regular meeting of the Florence Township Zoning Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Zekas called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Vice Chairman Bott then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Larry Lutz
William Bott	B. Michael Zekas
Keith Crowell	Anant Patel
John Groze	

ABSENT:	Candida Taylor (Excused)
	Lou Sovak (Excused)
	Barbara Fegley (Excused)

ALSO PRESENT:	Solicitor David Frank
	Engineer Anthony LaRosa

APPLICATIONS

Chairman Zekas called for Application ZB#2013-07 for Florence Foundry, LLC. Applicant is requesting a Use Variance to permit conversion of a former tavern with three boarding rooms into four residential units on property located at 202 Foundry Street, Florence. Block 14, Lot 1.

Chairman Zekas stated that the Board had received a letter from the applicant's attorney requesting a continuance. Solicitor Frank stated that the letter requested a one month continuance in order to allow the applicant to revise the plan to eliminate the need for Use Variance. The letter also indicates that the applicant will extend the time for Board action.

Motion of Groze, seconded by Buddenbaum to continue Application ZB#2013-07 until the August 27, 2013 meeting of the Board.

Chairman Zekas called for Application ZB#2013-08 for Vicki Malsbury. Applicant is requesting bulk variance for impervious surface coverage and rear yard (alley) setback to

permit installation of a 14' x 30' in-ground swimming pool with associated concrete walkway on property located at 227 Wilbur Henry Drive, Florence. Block 66, Lot 11.

Vicki Lynn Malsbury was sworn in by Solicitor Frank. Ms. Malsbury stated that she was seeking the two variances to allow her to have a pool installed in her back yard. She stated that there would be 3' of concrete walkway surrounding the pool.

Engineer LaRosa stated that this is the typical scenario that we see where there is an existing lot that is undersized for the zone and relief is required to do any improvements. The subject lot is 5,000 sq. ft. where the zone requires 10,000 sq. ft. minimum. The existing impervious coverage of 30% already exceeds the 25% maximum permitted in the zone. The addition of the pool will increase the impervious coverage to 40%.

Engineer LaRosa stated that the second variance was for setback from an alley or easement. The zone requires 10' setback. Ms. Malbury has requested that her pool be located 6.5' from the alley.

Member Groze asked if the alley was in use. Ms. Malsbury stated that it was not used and was overgrown with grass. Engineer LaRosa stated the even though the alley is not used currently it has not been vacated.

Chairman Zekas asked Ms. Malsbury if there was a specific reason for locating the pool within the setback such as a tree or utility. Ms. Malsbury indicated that there was not. Chairman Zekas asked if Ms. Malsbury would be willing to relocate the pool in the back yard to eliminate the need for the alley setback variance. Ms. Malsbury agreed to relocate the pool and withdrew her request for the setback variance.

Chairman Zekas opened the hearing to public comment. Seeing no one wishing to be heard motion was made by Groze and seconded by Buddenbaum to close the public hearing.

Motion of Bott, seconded by Buddenbaum to approve the application for impervious coverage variance. Upon roll call the board voted as follows:

YES: Buddenbaum, Bott, Crowell, Groze, Lutz, Zekas, Patel
 NOES: None
 ABSENT: Taylor, Sovak

Vice Chairman Bott read the time limit for appeal to the applicant.

RESOLUTIONS

Resolution ZB-2013-14

Continuing the application of Florence Foundry, LLC for a Use Variance to permit conversion of a former tavern with three boarding rooms into four residential units on property located at 202 Foundry Street, Florence. Block 14, Lot 1.

Motion of Groze, seconded by Buddenbaum to approve Resolution ZB-2013-14. Upon roll call the board voted as follows:

YEAS: Buddenbaum, Bott, Crowell, Groze, Lutz, Zekas
NOES: None
ABSENT: Taylor, Sovak

There were no Minutes, Correspondence, Vouchers or Other Business to discuss.

PUBLIC COMMENTS

Chairman Zekas opened the meeting to Public Comment.

Mark Dimon addressed the Board stating the Minutes from the November 2012 meeting noted that he said he would file an appeal. Mr. Dimon said that he did not make that statement and was not intending to file an appeal. The Board thanked Mr. Dimon for coming to the meeting to address them.

There being no further members of the public wishing to comment, motion was made by Crowell and seconded by Bott to close the public comment.

Motion of Groze, seconded by Bott to adjourn the meeting at 7:51 p.m.

Candida Taylor, Secretary

CT/ne